

1.0 Introduction

The City of North Bay's new Official Plan has designated the City-owned airport lands as an Airport Industrial Business Park (Schedule A at the back of this document). The uses to be permitted in the Park will be uses associated directly with the airport (airside uses) and those uses that are not directly associated with the airport (groundside uses).

The Planning Act permits the City to implement the ACIP as a Community Improvement Project Area to provide private investment incentives. The Plan requires approval by Council. Provincial approval is no longer required.

Over the past seven years, North Bay's supply of developable industrial (employment) lands has substantially decreased as a result of economic growth and the successful attraction, retention and expansion of industry. Both the Gateway and Seymour Industrial Parks are nearing capacity and industrial land availability is at its lowest level in decades with less than 30 acres of municipally-owned industrial lands available (much of which has very challenging topography and soil constraints).

The development of an Airport Industrial Business Park has been identified and supported by Council as a strategic investment in the long-term economic health and prosperity of the City. This Airport Industrial Community Improvement Plan (ACIP) will provide justification and rationale for offering financial incentives as well as providing an implementation framework for the program. The ACIP will have a term of 3 years.

The City of North Bay obtained unrestricted ownership of the North Bay Jack Garland Airport (NBJGA) in February 2008. In conjunction with EBA Engineering Consultants Limited, the City and NBJGA developed a land use plan for the airport which identified airside and groundside development opportunities.

The NBJGA is recognized as a key economic driver and is vital to the economy of North Bay and surrounding area. The airport provides scheduled passenger and cargo services for a number of carriers. It is a critical transportation hub for North-Eastern Ontario. A critical mass of aerospace firms involved in a wide range of assembling, manufacturing, repair and overhaul (MRO), charters, flight services and training activities is already present on the airport lands.

The goal of the ACIP is to assist in the successful development of an attractive Airport Industrial Business Park. The objectives of this Plan to reach this goal are:

- To stimulate the development of new employment lands;
- To help facilitate the growth of the aerospace sector and complimentary industrial and industrial service uses;
- To ensure North Bay is competitive in attracting new and follow-on investment;



- To support and grow the North Bay Jack Garland Airport;
- To stimulate sustainable development;
- To support the City's Industrial Diversification Strategy;
- To provide employment opportunities needed to retain and attract skilled workers; and
- Youth retention

The ACIP investment incentives include:

- Municipal Fee Rebate Program
- Tax Assistance Program (TIF)
- Landfill Tipping Fee Reduction

The incentives are described in further detail in Section 8 of this Plan.



2.0 Incentive Programs

There are three main financial incentive programs available through the ACIP. These include Municipal Fee Rebate Program, Landfill Tipping Fee reduction and Municipal Tax Assistance. The purpose of the financial incentives is to facilitate and spur adaptive re-use and new construction activity on sites in high priority areas. The financial incentives offered through the ACIP are directed at developments, redevelopments or expansion of airport or industrial operations which would result in significant new employment or demonstrated community benefit.

Municipal Fee Rebate Program

The City would provide a refund of the municipal fees including Planning, Legal and Building Permits related to development approval, they are:

- Demolition Permit
- Building Permit (including occupancy permits) – up to a maximum permit value of \$250,000 for qualified applicants
- Official Plan and Zoning By-law Amendments
- Plans of Condominium
- Minor Variances
- Consents to Sever
- Site Plan Control Agreement preparation

Tax Assistance Program

Tax Increment Base Grant (TIF) - Municipal Portion of Property Tax

Tax assistance will be available to property owners who, with the approval of the City, undertake a specific program to introduce, expand or improve any development located in the Airport Industrial Business Park that would result in a reassessment of the properties, so as to recognize the increased value arising from such improvements. A property owner would register their intent to participate in the TIF program by filing an application at the time of Building Permit application.

The amount of municipal taxes paid would be determined, and upon completion of the works, the municipal taxes to be paid as a result of the reassessment by the Municipal Property Assessment Corporation would be calculated. The difference between the municipal taxes prior to the works being undertaken and the municipal taxes after the completion of the works would be the portion eligible for a grant under this program. By using the Building Permit as the "trigger" for establishing participation in the program, the approximate value of the work to be undertaken can also

be determined. The total value of the TIF grant, in addition to other incentives, will not exceed the value of the work that resulted in the reassessment. The grant amount for this program would equal 100% of the increase in the Municipal portion of the taxes in year one of the program, decreasing to 66% in year-two and 33% in year-three, with the owner paying the full amount of taxes in year-four.

Landfill Tipping Fees

The City would provide a reduction in the Landfill Tipping Fees associated with the clean up of the site. Assistance would be in the form of a reduction in the tipping fees paid at the City's Landfill Site from \$20/tonne to the reduced rate of \$10/tonne.

3.0 Airport Industrial Community Improvement Plan Designated Areas

In 2010/2011 the timing is considered "strategic" to offer a package of incentives to help encourage development of select airport lands for the following reasons:

- Low municipal industrial lands inventory
- Growth opportunities in aerospace sector
- Capitalize on existing airport assets including the recently completed resurfacing of the 10,000 foot runway
- Considerable municipal and partner investment in the immediate area (standpipe, etc.)
- Compliment the completion of Hwy 11 four laning project
- Effectively utilizing existing Municipally owned lands

The ACIP area is considered to encompass the North Bay Jack Garland Airport lands, which includes both air side and ground side parcels in each development area as shown on Schedule A, with the exception of the Airfield Reserve Area.

4.0 Eligibility Requirements

The conditions outlined below relate to all financial incentive programs offered through the Airport Industrial Community Improvement Plan. The conditions include:

- i) Each application under the Airport Industrial Community Improvement Plan will be reviewed by a Committee made up of various City staff. Applications are reviewed on a project by project basis and applications may be prioritized and funding approvals will be based on economic impact and / or job creation of the development, redevelopment or expansion proposal.
- ii) All grants and rebates will be approved at the sole discretion of the City. All applications for assistance under this program will be considered subject to the availability of funding.
- iii) Costs incurred prior to the written approval of the City will be deemed ineligible and will not be reimbursed.
- iv) The City is not responsible for any costs incurred by an applicant in relation to any of the programs, including without limitation, costs incurred in anticipation of a grant and/or tax assistance.
- v) If the applicant is in default of any of the general or program specific requirements, or any other requirements of the City, the City may delay, reduce or cancel the approved grant and/or tax assistance.
- vi) The City may discontinue any of the programs at any time, but applicants with approved grants and/or tax assistance will still receive said grant and/or tax assistance, subject to meeting the general and program specific requirements.
- vii) All proposed works approved under the incentive programs and associated improvements to buildings and/or land shall conform to all municipal by-laws, policies, procedures, standards and guidelines, including applicable Official Plan and zoning requirements and approvals, and to NavCan regulations.

- viii) The improvements made to buildings and/or land shall be made pursuant to a Building Permit, and/or other required permits, and constructed in accordance with the Ontario Building Code.
- ix) Outstanding work orders, and/or orders or requests to comply, and/or other charges from the City (including tax arrears) must be satisfactorily addressed prior to grant and/or tax assistance payment.
- x) City staff, officials, and/or agents of the City may inspect any property that is the subject of an application for any of the financial incentive programs offered by this program.
- xi) The applicant may only have one active application in process per property.
- xii) Any significant changes in design or scope of the project must be approved by the City.
- xiii) The City will withhold 10% of its total contribution for a minimum of 45 days following the project's completion.
- xiv) The project must commence construction within one (1) year of formal notification of approval under the program. An extension to an approval will only be granted, where in the opinion of the City, there are reasonable unforeseen circumstances.
- xv) If a property owner benefits from the financial incentives offered through the ACIP, the benefit shall be passed on to the lessee of the property or building through their lease agreement.

5.0 Process

- It is recommended that potential applicants contact City of North Bay staff prior to submitting an application
- Completed applications can be submitted to:

City of North Bay
Attn: Peter Carello – Planning Services
PO Box 360
200 McIntyre Street East
North Bay, Ontario P1A 8H8
Fax: (705) 474-5928
Email: peter.carello@cityofnorthbay.ca

- Applications shall be evaluated by the City of North Bay's Airport Industrial Application Review Committee, who makes recommendations to North Bay City Council. The applicant will be informed of the Committee's recommendation in writing and will be provided with the date the application will be reviewed by Council.
- North Bay City Council maintains final authority to approve or decline applications. Their decision shall also be provided to the applicant in writing.
- If the application is approved, the applicant must begin the project within one (1) year.
- Upon completion of the project, the City of North Bay will reimburse the applicant for eligible expenses incurred. Prior to the disbursement of funding, the applicant must complete a Payment Claim Form and submit copies of invoices and any study completed as part of the project.



6.0 Contact

For additional information regarding the Airport Industrial Community Improvement Plan or the application, please contact:

Peter Carello
Development Planner/GAP Officer
Corporation of the City of North Bay

PO Box 360
North Bay, ON
P1B 8H8

Phone: (705) 474-0400
Toll-Free: (800) 465-1882
Email: peter.carello@cityofnorthbay.ca

38R-10030
PART 1

--- Community Improvement Plan
Boundary

AIRFIELD RESERVE

CITY OF NORTH BAY Engineering And Environmental Services		
AIRPORT INDUSTRIAL COMMUNITY IMPROVEMENT PLAN DESIGNATED AREA		
Drawn By	J.ST.P.	Scale N.T.S.
Ck'd. By		Date JAN. 2010
		Drawing No. Schedule 'A'

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